

City of Fitchburg

Comprehensive Plan Minor Amendment



Sponsored by:


Mayor Aaron Richardson

Proposed Minor Amendment

(Provide page numbers, table numbers or other specific references within the Adopted Comprehensive Plan)

There is a 4-acre area along Lacy Road that has a Mixed-Use Future Land Use. The proposed amendment would change the Future Land Use from only Mixed-Use to Mixed-Use or Low Density Residential.

This area is also governed by the McGaw Park Neighborhood Plan. The Future Land Use categories in this plan differ from those in the Comprehensive Plan. The Low Density Residential equivalent is Residential (R1) which allows for a minimum of 5 units/acre.

The text on page 4-16 of the Comprehensive Plan would be amended to add the following:

9. The ninth area includes Lot 1 CSM 14487, Lot 2 CSM ~~14887~~^{14487 8m}, and portions of Outlot 1 CSM 14487 and Lot 1 CSM 3060, which is currently designated either Mixed-Use or Low Density Residential.




Page 4-15, Comprehensive Plan




Page 1-12, McGaw Park Neighborhood Plan

Intent of the Minor Amendment

The McGaw Park Neighborhood Plan was adopted in 2009. Per the Plan the potential uses for the 4-acre site include neighborhood service uses such as coffee shop, personal services, convenience or grocery store, carry-out restaurant, and boutique retail. By also allowing Low Density Residential, this amendment would give more flexibility to the property owners as they develop the area. Low Density Residential is a compatible land use as the adjacent land uses are primarily residential. The area would still be governed by the McGaw Park Neighborhood Plan.

Property Owner's Signature: 
Printed Name: Samuel L. Cooke III

Property Owner's Signature: 
Printed Name: Kaye E. Cooke

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A handwritten signature in blue ink, appearing to read 'Aaron Richardson'.

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Property Owner's Signature: KWJR, LLC Joseph P Rueden, member
Printed Name: KWJR, LLC JOSEPH P RUEDEN, MEMBER

Property Owner's Signature: KWJR LLC Karen W Rueden, member
Printed Name: Karen W. Rueden, member

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Page 4-15, Comprehensive Plan



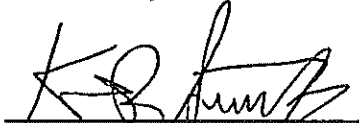
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Property Owner's Signature:

Printed Name:


KEVIN R. STEFANCZYK

Property Owner's Signature:

Printed Name:


Juli Stefanczyk

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Property Owner's Signature: _____
Printed Name: _____

Property Owner's Signature: _____
Printed Name: _____

Jon De Fiebre/Homewood Retail 3 LLC
refused to sign.

Future Land Use Map—Notes

Eight areas may be considered for an alternate land use than what is currently identified on the Future Land Use Map or other special considerations may apply.

1. First, in lots 53 & 54 Chapel Valley which is designated High Density Residential (HDR) may be considered appropriate for Medium Density Residential (MDR) land use levels.
2. The second area is lot 1 CSM 4905 which is currently designated as High Density Residential (HDR), but may see land uses more appropriate with the Business (BUS) classification, provided that any businesses allowed at the site are compatible in scale and nature of operation with the residential character of the land area south of McKee Road to which it is most closely linked.
3. The third area is the existing Fire Station #2 site, lot 1 CSM 6539, which currently is designated as Government/Institutional (G/I), but upon vacation of the fire/EMS use may be considered for a use consistent with the Business classification.
4. The fourth area is an existing single family house on lot 16 Forsynthe Downs (east of Yarmouth Greenway, and north of McKee Road). The site is currently designated Park & Conservancy, but may be suitable for Professional Office (B-P) zoning provided an agreement between the city and property owner is reached regarding use and development restrictions to ensure low traffic impact users.
5. The fifth area is the four tax parcels addressed as 2546 and 2556 S Fish Hatchery Road, which currently are designated Low Density Residential, provided that development shall not occur until sole access is provided on either Nobel Drive or Research Park Drive.
6. The sixth area is the I-C land use classification in the Arrowhead Plan. Due to its relationship to the I-G land use classification, some I-C land use designation areas may, by approval of the Plan Commission, change to the I-G designation provided that no negative effects are anticipated to nearby land uses.
7. The seventh area is Lot 10 Orchard Pointe, which is currently designated High Density Residential (HDR), but which may, by approval of the Plan Commission, be suitable for Mixed-Use (M-U).
8. The eighth area is Lot 12 Orchard Pointe, which is currently designated High Density Residential (HDR), but which may, by approval of the Plan Commission, be suitable for Business (BUS).
9. The ninth area includes Lot 1 CSM 14487, Lot 2 CSM 14487, and portions of Outlot 1 CSM 14487 and Lot 1 CSM 3060, which is currently designated either Mixed-Use or Low Density Residential.

Plan Commission recommended on June 16th to amend the future land use designation for Lot 1 CSM 14487, Lot 2 CSM 14487, and Portions of and Lot 1 CSM 3060 from only Mixed Use (M-U) to Mixed Use (M-U) or Low Density Residential (LDR) with an allowable density range of 2-5 dwelling units per acre, and amend the land use designation of Outlot 1 CSM 14487 to remove the Mixed-Use designation and be designated as R1 in its entirety pursuant to the McGaw Park Neighborhood Plan. The text amendment would read, "9. The ninth area includes Lot 1 CSM 14487, Lot 2 CSM 14487, and portions of and Lot 1 CSM 3060, which is currently designated either Mixed-Use or Low Density Residential with an allowable density range of 2-5 dwelling units per acre."